

REALTY BROKERS ARE AFTER NEW RECORD

Slump of Third Week in July Passes Off and Dealers Report Many Sales.

SUBURBAN LOTS SELL WELL

Feature of Week's Dealings Is Purchase of Property on Dupont Circle.

Realty brokers made up some of the lost ground lost in the third week of July and succeeded in the past six days in closing 150 transactions, sustaining a daily average of twenty-five sales. This is an advance of one sale a day over the record of the preceding week. The business of the past week is the second best of the month.

Fluctuations marked the conditions in the week's trading. Yesterday saw thirty-seven trades effected and took second place in the record for a day's activity in July, 1913. This volume of trading was exceeded on July 1, the day before the Independence Day holiday, when thirty-nine sales were reported. Before reaching this high level, the market passed through two stages. The week opened with twenty-one trades on Monday, followed by an advance to twenty-eight deals on Tuesday and thirty sales on Wednesday. A sharp decline followed on Thursday, when only twenty-two sales were recorded. Then came Friday's big business and the completing of twelve sales on Saturday's half-holiday.

40 Transactions Noted.

Involved in the week's sales were 340 lots and parcels of real estate. Suburban selling continued to lead the market, but by a much smaller margin than in the preceding week. A total of seventy-seven parcels changed owners in the outlying suburban section followed by the near-urban district, with sixty-six lots conveyed. The northwest was a close third, with sixty-two lots to its credit. There were thirteen lots transferred in the southeast, twelve in the southwest and ten in the northeast.

The feature of the week's business was the sale of residence property. The largest sale of this character was closed yesterday. The price paid was \$46,000. This sum was invested by Dr. James F. Mitchell in the purchase of premises 17 Dupont Circle northwest, where business is beginning to encroach on what was an exclusive residence section. The property was bought from Frederic Foster, trustee of an estate.

A sale was made this week on Lafayette square or Jackson place, as it is variously termed, where transfers of property are of rare occurrence. Charles C. Glover conveyed premises 30 Jackson place northwest, the side of the square, and only a short distance from the White House and State Department. The consideration is not stated in the deed.

Mr. Glover bought from Mr. Blagden a portion of three lots on Sixteenth street extended, near Blagden avenue. In the subdivision known as Arzyle Row and Levee the price paid is not stated in the deed.

Buyers New Residence.

Mrs. Mary R. Heistand, wife of Major H. O. S. Heistand, has purchased a new home at 1822 Avenue of the Presidents. The property formerly belonged to Justice Campbell. Only a nominal consideration is given in the transfer.

The deed was passed this week by which Chief Justice Edward K. Campbell of the United States Court of Claims, taken title to his residence at 1822 Avenue of the Presidents. The property was sold by the National Savings and Trust Company, as trustee, for the sum of \$18,000.

Among the apartments figuring in the week's trading was the Kingston, at 1815 Eighteenth street northwest. Edwin D. Steele conveyed this property to Arthur Kirkman. The selling price is not disclosed, but there is an encumbrance of \$10,000 on the property.

The transfer of business property included premises 1622 Fourteenth street northwest, 228 Fourteenth street northwest, 715 H street northwest, and 804 K street northwest. Robert Lee O'Brien conveyed the first named property, Frederick A. Linger the second, the P. J. New Company the third, and Christos A. Roussos the fourth, for the sum of \$15,000.

Loan Market Advances.

The loan market showed an advance of more than 10 per cent over the business of the previous week. The exact figures for the past six days were \$1,175,650. This sum was borrowed on the security of 188 lots and parcels of real estate at an average interest rate of 5 1/2 per cent.

Straight loans continued in the van of the market with an aggregate of \$225,845. The sum of \$100,000 was given for deferred purchase money was \$118,835. The output of the building association was \$6,810.

County property was most favored this week, showing a total of \$210,415.60 borrowed on the security of real estate in the northwest was encumbered to the extent of \$175,425. The record loans in the other city sections were: northeast, \$26,455.60; southeast, \$15,544.40; and southwest, \$3,000.

New Apartment Houses Are Under Construction

J. J. Moebis, contractor, is building two three-story apartment houses on the south side of T street, between Seventeenth and Eighteenth streets. Plans were drawn by Clinton West, architect. Each apartment will have a frontage of twenty-two feet, and contain apartments of four rooms and bath.

Mr. West has also completed plans for a two-story apartment house to be erected at 1359 H street northeast, which will contain four apartments.

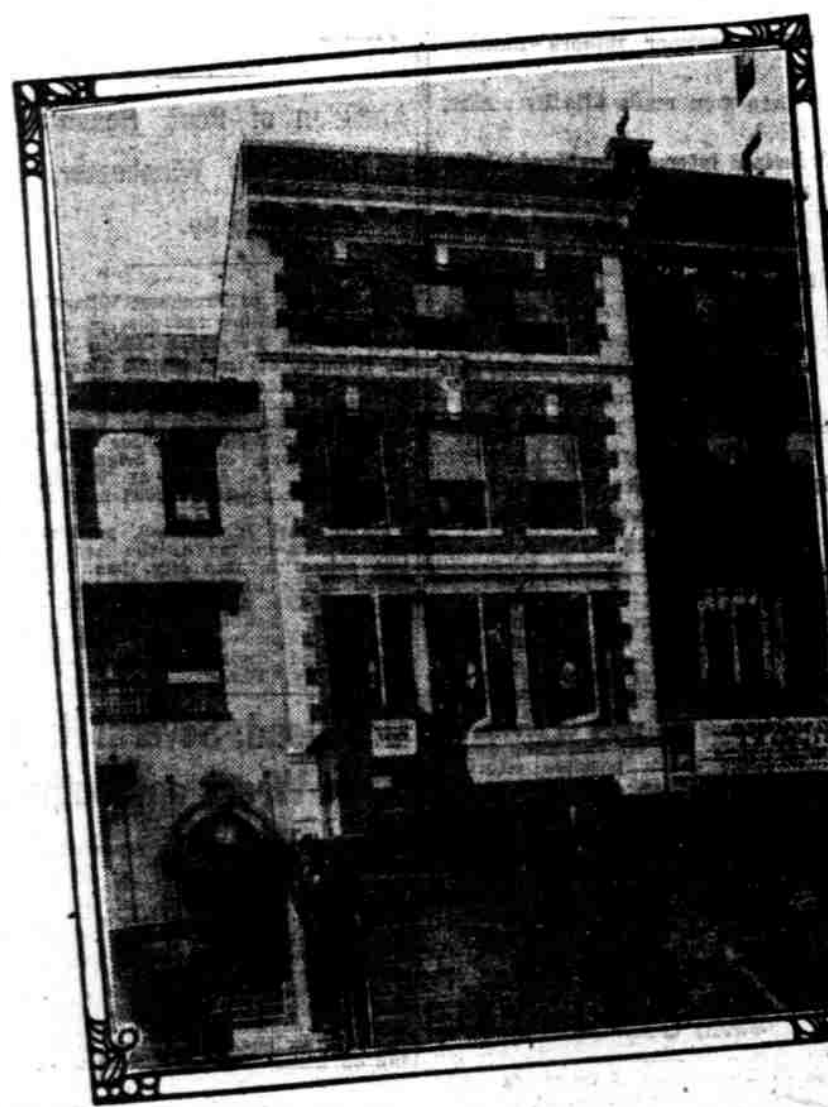
Charles A. Roussos Buys Store Building

Charles A. Roussos has purchased the four-story store and dwelling at 804 K street northwest and intends to remodel the structure. The property is 24 by 100 feet, and brought \$22,500. The sale was made through the office of J. Leo Kolb.

Moves His Office.

H. L. Thornton, real estate operator, has removed his office from 607 Thirtieth street to the Southern Building.

New Business Structures in Downtown and Near Downtown Section, Now Nearly Completed



New Loft Building At 1508 H Street.



Pasternak Building, 1235 Fourteenth Street.



New Studio and Store Building At 1147 Connecticut Ave.

DOWNTOWN HOUSES SOLD THROUGH HILL

Mrs. Mary R. Heistand and Justice Campbell Buy New Residences.

Mrs. Mary R. Heistand and Justice Campbell, of the Court of Claims, have bought two downtown residences, the sales of both of which have been closed through the office of William Corcoran Hill.

300 NEW BUILDINGS

Immediate Action Toward Construction of Federal Structures in Country.

Immediate action toward construction of nearly 300 new public buildings in as many cities, appropriated for during the last two Congressional sessions, was taken today by the House Democrats. A Democratic caucus next Tuesday is planned to consider the extra appropriation for inspection and purchase of sites for the new Federal structures. Chairman Clark and members of the House Public Buildings Committee are arranging the caucus.

Although money has been appropriated for the many new buildings, because of lack of cash with which to hire architects, the Treasury Department has been unable to make a move toward selection of sites or construction.

The House Democrats propose to increase the supervising architects' force and get action on delayed building projects.

Missionary Society Buys Sixteen Lots

The Missionary Society of St. Paul the Apostle has purchased from Paul Sieman and Warren Foster, trustees, and from Mrs. H. E. Marzen sixteen lots in Metropolitan View for about \$6,000. The property contains 6,500 square feet. The sale was made through the office of the N. L. Sansbury Company.

The company also reports today the sale of the dwelling at 650 Lexington street northeast to Mrs. Marian Pyles, and the dwelling at 640 Lexington street to C. E. Grubb. The houses were sold for \$25,000. The sum of \$10,000 was given for deferred purchase money was \$118,835. The output of the building association was \$6,810.

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"Freak" Flying Barred From Aviation Field

NEW YORK, July 26.—No "freak" flying will be permitted on the Hempstead aviation field this afternoon during the observation of navy aviation day.

Mortimer Delano, secretary of the club, said that the meet was simply to demonstrate the practicability of zero-pressure to navy officials.

Realty Transfers During Past Week

Northwest.

1 street northwest, between Fourth and Fifth streets—Lisotta M. Kolb et al. to George H. Carlisle; part original lot 3, square 516, 110.

1814 Eighteenth street northwest (The Kingston)—Edwin D. Steele et al. to O. Arthur Kirkman, lot 48, square 121 (subject to trust for \$60,000), 410.

1825 Corcoran street northwest—William B. Syphax to Patrick F. Hannan, lot 7, square 170, and all interest in estate of Mary M. Syphax, 410.

Florida avenue northwest, between Sixteenth and Seventeenth streets—Myra L. Spencer to Herbert W. T. Jenner, lot 48, square 114, 410.

1414 Fourteenth street northwest—James R. Martin et al. to George W. Kinneale, part original lot 1 and 2, square 218, 410.

1425 Jackson place northwest—Charles C. Glover et al. to Salie N. Gandy, part lot 2, square 107, 410.

1435 P street northwest—William B. Syphax to Patrick F. Hannan, lot 7, square 170, and all interest in estate of Mary M. Syphax, 410.

1445 P street northwest—William B. Syphax to Patrick F. Hannan, lot 7, square 170, and all interest in estate of Mary M. Syphax, 410.

1455 P street northwest—William B. Syphax to Patrick F. Hannan, lot 7, square 170, and all interest in estate of Mary M. Syphax, 410.

1465 P street northwest—William B. Syphax to Patrick F. Hannan, lot 7, square 170, and all interest in estate of Mary M. Syphax, 410.

1475 P street northwest—William B. Syphax to Patrick F. Hannan, lot 7, square 170, and all interest in estate of Mary M. Syphax, 410.

1485 P street northwest—William B. Syphax to Patrick F. Hannan, lot 7, square 170, and all interest in estate of Mary M. Syphax, 410.

1495 P street northwest—William B. Syphax to Patrick F. Hannan, lot 7, square 170, and all interest in estate of Mary M. Syphax, 410.

1505 P street northwest—William B. Syphax to Patrick F. Hannan, lot 7, square 170, and all interest in estate of Mary M. Syphax, 410.

1515 P street northwest—William B. Syphax to Patrick F. Hannan, lot 7, square 170, and all interest in estate of Mary M. Syphax, 410.

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HANDSOME BUILDING WILL OVERLOOK PARK

John I. Cassedy Acquires Lot on Which He Will Have Home Constructed.

One of the largest deals in residence property on the Avenue of the Presidents in months was concluded today when John I. Cassedy, of the National Park Seminary, bought from Charles H. Armes 212,000 square feet of ground on the west side of the avenue immediately south of the Piney Branch valley addition to Rock Creek Park. The sale was negotiated through the office of William Corcoran Hill.

Mr. Cassedy took all of the property between the park, Oak street, and the Avenue except the two lots at the corner of Oak street and the Avenue upon which two houses stand. His frontage on the Avenue is 178 feet. The purchaser bought the property for the purpose of erecting a residence upon it for himself.

The house when built will have a view up and down the valley, which is to be improved as a parkway, and will stand at the south approach to the bridge over the valley. There were eleven lots included in the tract.

The price at which the ground was sold is not announced, but it is understood that nearly 30 cents a square foot was paid.

SAUNDERS ON WAY TO REALTY MEETING

President of Brokers' Association Delegate to Conference in Canada Monday.

What is expected to be the largest gathering of real estate men in the history of North America will be assembled in Winnipeg, Manitoba, Monday, when the National Association of Real Estate Exchanges meets for its sixteenth annual convention. The convention will be in session three days.

The Real Estate Brokers' Association of Washington will be represented at the convention by its president, William H. Saunders, who is now en route to the Canadian city. Mr. Saunders was recently appointed a delegate by the executive committee.

Sir Rodmond P. Roblin, premier of the province of Manitoba, will deliver the address of welcome to the delegates at the convention. President Edward S. Judd, of the National Association, will deliver an address of welcome to the delegates. President Edward S. Judd, of the National Association, will deliver an address of welcome to the delegates.

The entertainment features of the convention have been prepared on an elaborate scale. In which the city and provincial governments and the Canadian railway companies have been invited to participate in the exercises and Governor Hannu, former Governor of the province of Manitoba, will be the guest of honor.

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FOUR NEW BUSINESS BUILDINGS READY

Stores and Offices Will Be Occupied Within Short Time, Owners Report.

New business buildings continue in the downtown and near downtown sections. Today four new structures are practically completed.

At 1508 H street, a new loft building is being finished by the A. C. Moses Construction Company for Franklin T. Banner. The building is a four-story structure of heavy brick with limestone trimmings and has been designed for occupancy by a mercantile house.

The first story is a store room with a large show window. The building is in line with recent improvements in the neighborhood where old residences have passed rapidly to give place to business. The builders expect to have the structure ready for occupancy next week.

Another handsome business structure of similar proportions and design is being finished for occupancy next week at 1235 Fourteenth street, just north of Thomas circle. The Boyle-Robertson Construction Company has erected it for M. Pasternak, who will occupy the building. It was designed by Frank G. Peterson.

At 1147 Connecticut avenue, Clarke Wagaman is completing the construction of a three-and-a-half-story business building, part of which was occupied this week. The Washington College of Business has taken over two upper floors. The two lower floors are now nearly ready for store purposes.

Mr. Wagaman is also erecting another business structure of two stories on a lot on the corner of H street and just north of Rhode Island avenue. The building has a frontage of sixty feet and is designed for three stores on the first floor and office rooms on the second.

The National Library for the Blind has won its fight for use of the appropriation of \$5,000, provided in the last District appropriation bill, the payment of which to the library was contested by the Columbia Polytechnic Institute for the Blind.

The Comptroller of the Treasury, to whom the question was referred by the District Commissioners, reached a decision yesterday, but following the custom of the Comptroller's office, this decision will not be made public for three days, or until Monday. However, it is understood from an authoritative source that the objection of the Polytechnic Institute to the payment of the money to the library has been overruled.

The last District appropriation bill contained the following provision: "Library for the Blind, for aid, for one year only, of the Library for the Blind, located at 1725 H street northwest, \$5,000."

Payment of this appropriation was objected to by Columbia Polytechnic Institute, which had asked and been refused an appropriation of \$5,000 for the same purpose. The Comptroller of the Treasury, to whom the question was referred by the District Commissioners, reached a decision yesterday, but following the custom of the Comptroller's office, this decision will not be made public for three days, or until Monday. However, it is understood from an authoritative source that the objection of the Polytechnic Institute to the payment of the money to the library has been overruled.

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